

THACH RESIDENCE AND ADU

1226 PLEASANT STREET

PDRM SITE PHOTOS AND RENDERINGS

ANACOSTIA HISTORIC DISTRICT

SCOTT THACH
1226 PLEASANT STREET

PROJECT NUMBER FCS - 1712 DATE FEBRUARY 13, 2019

COVER SHEET

SK-01

© 2018 FieldCRAFT Studio

FIELD
CRAFT
STUDIO



1 EXISTING VIEW FROM STREET



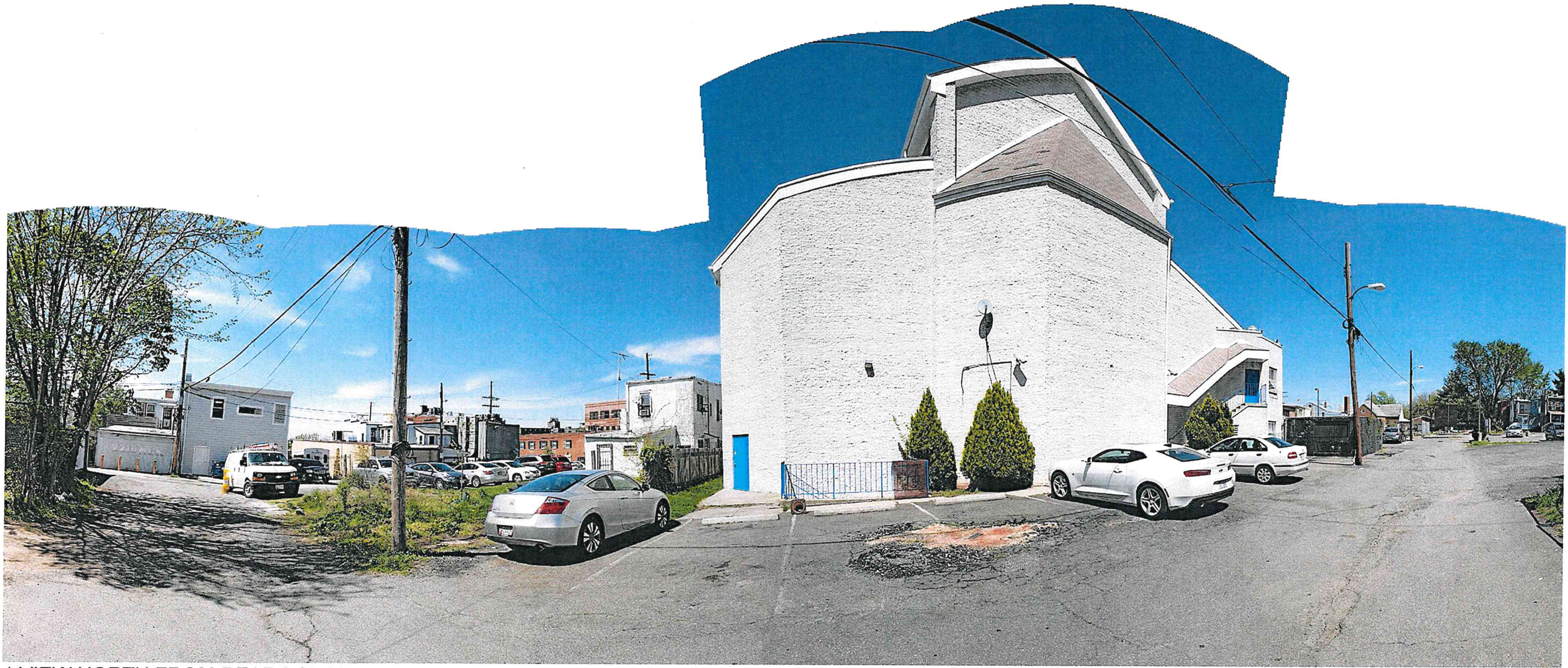
2 EXISTING VIEW FROM STREET



3 EXISTING VIEW FROM REAR YARD



VICINITY KEY PLAN



1 VIEW NORTH FROM REAR LOT LINE



2 VIEW SOUTH FROM REAR LOT LINE



VICINITY KEY PLAN



1 VIEW SOUTH FROM ALLEY ENTRY



2 PARKING LOT LOOKING WEST



VICINITY KEY PLAN

SCOTT THACH
1226 PLEASANT STREET
PROJECT NUMBER FCS - 1712

DATE FEBRUARY 13, 2019

SK-04

SITE PHOTOGRAPHS



SCOTT THACH
1226 PLEASANT STREET

PROJECT NUMBER FCS - 1712

DATE

FEBRUARY 13, 2019

RENDERINGS

SK-05

© 2018 IMAGINART STUDIO

FIELD
CRAFT
STUDIO



SCOTT THACH
1226 PLEASANT STREET

PROJECT NUMBER FCS - 1712 DATE FEBRUARY 13, 2019

RENDERINGS

SK-06

© 2018 FIELD CRAFT STUDIO

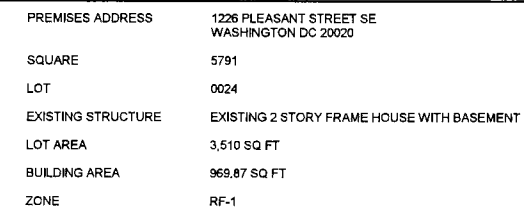
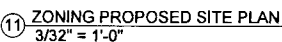
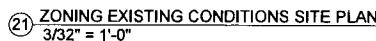
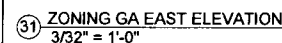


SCOTT THACH
1226 PLEASANT STREET

PROJECT NUMBER FCS - 1712 DATE FEBRUARY 13, 2019

RENDERINGS

SK-07



201 DESNSITY-LOT DIMENSIONS	PERMITTED	EXISTING	PROPOSED
-----------------------------	-----------	----------	----------

1002.1 LOT DIMENSIONS			
MINIMUM LOT WIDTH (FT.):	30 (SEMI-DETACHED)	24'-0" (VARIES)	NO CHANGE
MINIMUM LOT AREA (SQ.FT.):	3,000 (SEMI-DETACHED)	3,510 SQUARE FEET	NO CHANGE
204 PERVIOUS SURFACE	PERMITTED	EXISTING	PROPOSED
201.1 MINIMUM REQUIRED	20%	1,374.53 sf = 39.53%	20% (MIN)

302.1 IN THE RF-1 ZONE, TWO (2) DWELLING UNITS MAY BE LOCATED WITHIN THE PRINCIPAL STRUCTURE OR ONE (1) EACH IN THE PRINCIPAL STRUCTURE AND AN ACCESSORY STRUCTURE

	2 DWELLING UNITS	1 DWELLING UNIT	2(1 PRINCIPAL/ 1 ADU)
303 HEIGHT	PERMITTED	EXISTING	PROPOSED

	35'-0"	21'-5"	NO CHANGE
304 LOT OCCUPANCY	PERMITTED	EXISTING	PROPOSED

	60%	27.6%	60%
305 FRONT SETBACK	PERMITTED	EXISTING	PROPOSED

	ALIGN W/ EXISTING	ALIGNED WITH EXISTING	NO CHANGE
1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00
11.00	11.00	11.00	11.00
12.00	12.00	12.00	12.00
13.00	13.00	13.00	13.00
14.00	14.00	14.00	14.00
15.00	15.00	15.00	15.00
16.00	16.00	16.00	16.00
17.00	17.00	17.00	17.00
18.00	18.00	18.00	18.00
19.00	19.00	19.00	19.00
20.00	20.00	20.00	20.00
21.00	21.00	21.00	21.00
22.00	22.00	22.00	22.00
23.00	23.00	23.00	23.00
24.00	24.00	24.00	24.00
25.00	25.00	25.00	25.00
26.00	26.00	26.00	26.00
27.00	27.00	27.00	27.00
28.00	28.00	28.00	28.00
29.00	29.00	29.00	29.00
30.00	30.00	30.00	30.00
31.00	31.00	31.00	31.00
32.00	32.00	32.00	32.00
33.00	33.00	33.00	33.00
34.00	34.00	34.00	34.00
35.00	35.00	35.00	35.00
36.00	36.00	36.00	36.00
37.00	37.00	37.00	37.00
38.00	38.00	38.00	38.00
39.00	39.00	39.00	39.00
40.00	40.00	40.00	40.00
41.00	41.00	41.00	41.00
42.00	42.00	42.00	42.00
43.00	43.00	43.00	43.00
44.00	44.00	44.00	44.00
45.00	45.00	45.00	45.00
46.00	46.00	46.00	46.00
47.00	47.00	47.00	47.00
48.00	48.00	48.00	48.00
49.00	49.00	49.00	49.00
50.00	50.00	50.00	50.00
51.00	51.00	51.00	51.00
52.00	52.00	52.00	52.00
53.00	53.00	53.00	53.00
54.00	54.00	54.00	54.00
55.00	55.00	55.00	55.00
56.00	56.00	56.00	56.00
57.00	57.00	57.00	57.00
58.00	58.00	58.00	58.00
59.00	59.00	59.00	59.00
60.00	60.00	60.00	60.00
61.00	61.00	61.00	61.00
62.00	62.00	62.00	62.00
63.00	63.00	63.00	63.00
64.00	64.00	64.00	64.00
65.00	65.00	65.00	65.00
66.00	66.00	66.00	66.00
67.00	67.00	67.00	67.00
68.00	68.00	68.00	68.00
69.00	69.00	69.00	69.00
70.00	70.00	70.00	70.00
71.00	71.00	71.00	71.00
72.00	72.00	72.00	72.00
73.00	73.00	73.00	73.00
74.00	74.00	74.00	74.00
75.00	75.00	75.00	75.00
76.00	76.00	76.00	76.00
77.00	77.00	77.00	77.00
78.00	78.00	78.00	78.00
79.00	79.00	79.00	79.00
80.00	80.00	80.00	80.00

300 REAR YARD	PERMITTED	EXISTING	PROPOSED
	20'-0"	88'-1"	TBD

307 SIDE YARD	PERMITTED	EXISTING	PROPOSED
	5'-0" IF PROVIDED	5'-0" (VARIES)	NO CHANGE

5002 HEIGHT	PERMITTED	EXISTING	PROPOSED
	20'-0" AND 2 STORIES	N/A	20'-0" AND 2 STORIES

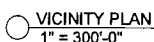
5003 LOT OCCUPANCY	PERMITTED	EXISTING	PROPOSED
	GREATER OF 20%	180 SQFT	850 SQFT

	OF REAR YARD OR 450 SQFT		
5004 REAR YARD	PERMITTED	EXISTING	PROPOSED

12 FT FROM CENTERLINE OF ALLEY 10 FT FROM CENTERLINE OF ALLEY 10 FT FROM CENTERLINE OF ALLEY

5005.1 NO MINIMUM SIDE YARD IS REQUIRED FOR AN ACCESSORY BUILDING IN AN RE ZONE

ADU SPECIAL EXCEPTIONS FOR LOT OCCUPANCY, REAR YARD SETBACK



THACH
RESIDENCE
AND ADU

1226 PLEASANT
STREET SE
WASHINGTON DC 20020

THOMAS A. MADDOX
Professional Land Surveyor
8933 Shady Grove Court
Gaithersburg, Maryland 20877
Phone: 301-984-5804
e-mail: tamps@gmail.com

[illegible]

DRAFT
NOT FOR CONSTRUCTION

ZONING INFORMATION

Project number	FCS-1712
Date	February 13, 2019
Drawn by	Author
Checked by	Checker

G-002

Copyright fieldCRAFTstudio 2019

100